

## **COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, March 7, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, March 7, 2019, at 2:45 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman  
Secretary

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, March 7, 2019  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 7, 2019

2. Preliminary Landmark Recommendation

CLAREMONT COTTAGE DISTRICT

WARD 28

1000-block of South Claremont Avenue between West Taylor and West Grenshaw Streets,  
and 2342 West Grenshaw Street

3. Preliminary Landmark Recommendation

JOHN NUVEEN HOUSE

WARD 45

3916 North Tripp Avenue

4. Context Statement

COMMUNITY STREETSCAPE MARKERS  
CONTEXT STATEMENT

VARIOUS WARDS

5. Preliminary Landmark Recommendation

RAINBOW PYLONS AND THE LEGACY WALK

WARDS 44/46

Halsted Street between Melrose Street and Bradley Place

6. Preliminary Landmark Recommendation

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT

WARD 42

642 North Dearborn Street

14 West Erie Street

17 East Erie Street

110 West Grand Avenue

1 East Huron Street

9 East Huron Street

10 East Huron Street

16 West Ontario Street

18 West Ontario Street

212 East Ontario Street

222 East Ontario Street

716 North Rush Street  
671 North State Street  
42 East Superior Street  
44-46 East Superior Street

7. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT                      WARD 42  
42 East Superior Street

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT                      WARD 42  
44-46 East Superior Street

8. Recommendation to City Council for Approval of Class L Property Tax Incentive

FULTON-RANDOLPH MARKET DISTRICT                      WARD 27  
216-220 North Peoria Street

9. Class L Property Tax Incentive – Final Certification

FULTON-RANDOLPH MARKET DISTRICT                      WARD 27  
1113-1115 West Fulton Market

10. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

PILSEN DISTRICT                      WARD 25  
1730 West 18<sup>th</sup> Street

PILSEN DISTRICT                      WARD 25  
1732 West 18<sup>th</sup> Street

PILSEN DISTRICT                      WARD 25  
1734 West 18<sup>th</sup> Street

PILSEN DISTRICT                      WARD 25  
1822 South Throop Street

11. Report from Informal Conference and Recommended Reconsideration of Preliminary Decision

MILWAUKEE AVENUE DISTRICT                      WARD 1  
1418 North Milwaukee Avenue  
Proposed installation of 24'x18', vinyl advertising sign on south elevation

WICKER PARK DISTRICT

WARD 1

1537 North Damen Avenue

Proposed installation of 34'x17', vinyl advertising sign on south elevation

12. Permit Review Committee Reports

Report on Projects Reviewed at the February 7, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of February 2019

13. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **DRAFT PERMIT REVIEW COMMITTEE**

**THURSDAY, March 7, 2019**

**City Hall, 121 N. LaSalle St., Room 201-A**

**2:45 p.m.**

### **DRAFT AGENDA:**

- 1. 328 N. Carpenter** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed new, eight-story, commercial building with rooftop decks, a new curb cut off Carroll, and underground parking
- 2. 942 W. Randolph** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed rehabilitation of the existing portion of a two-story, masonry building and construction of a new, one-story, masonry building with rooftop addition on the vacant portion of the site
- 3. 1351 N. Damen** **1<sup>st</sup> Ward**  
**Wicker Park District**  
Proposed interior and exterior rehabilitation of a raised, three-story, masonry building with a roof deck and an attached, masonry, three-car garage in the side yard

Dijana Cuvalo, AIA  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, March 7, 2019

## DRAFT

### 1. 328 N. Carpenter

27<sup>th</sup> Ward

#### **Fulton-Randolph Market District**

Proposed new, eight-story, commercial building with rooftop decks, a new curb cut off Carroll, and underground parking

**Applicant:** 328 Carpenter LLC, owner  
Paul Alessandro, Hartshorne Plunkard Architecture, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The height and massing of the building as shown in drawings dated 1/18/19 is approved as proposed;
2. The new 21'-wide curb cut proposed along Carroll Street to access the two-way ramp for below-ground parking is approved as curb cuts in general are part of the character of secondary streets in the district;
3. The recessed terraces at the 5<sup>th</sup>-7<sup>th</sup> floors are approved as proposed, with glass railings mounted to the inside face of the walls;
4. Enlarged brick facade, window, railing, and storefront details shall be included in the permit plans. Simulated divided-lite muntins shall have a substantial interior and exterior profile with spacer bar;
5. Exterior wall samples shall be reviewed for approval by Historic Preservation staff with the permit application;
6. As proposed, the upper-floor window system shall incorporate mullions (rather than butt glazing) similar to those used for the lower portion of the building and all glass shall be clear vision;
7. Windows shall be incorporated into the south elevation at the 6<sup>th</sup> and 7<sup>th</sup> floors; and
8. The cladding for the upper floors shall be a dark metal panel system with reveals to be detailed on the permit drawings.

**2. 942 W. Randolph**

**27<sup>th</sup> Ward**

**Fulton-Randolph Market District**

Proposed rehabilitation of the existing portion of a two-story, masonry building and construction of a new, one-story, masonry building with rooftop addition on the vacant portion of the site

**Applicant:** Michael Bisbee, 312 Spirited Ventures, LLC, owner  
Thomas Montgomery, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. Historic Preservation staff shall review for approval all dimensioned window and storefront details with the permit submittal;
2. Historic Preservation staff shall review for approval all material samples prior to order and installation;
3. As proposed, salvaged limestone shall be reused for the coping of the one-story front façade; and
4. The proposed storefronts for the one-story portion shall be restudied and resubmitted to eliminate the secondary horizontal element and be more compatible with the Fulton-Randolph Market Design Guidelines, subject to staff review for approval.

**3. 1351 N. Damen**

**1<sup>st</sup> Ward**

**Wicker Park District**

Proposed interior and exterior rehabilitation of a raised three-story masonry building with a roof deck and an attached, masonry, three-car garage in the side yard

**Applicant:** 1351 Damen LLC, owner  
Alex Shelley, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark

property and district and approve the project with the following conditions:

1. As proposed, the rooftop parapets and garage cladding shall match the existing Chicago common brick;
2. As proposed, the skylights shall be low profile, with dimensioned details to be submitted with the permit plans for Historic Preservation staff review and approval; and
3. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.